



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home In Need Of Some Modernisation. Property Comprising Large 'L' Shaped Lounge Diner. Kitchen. First Floor Bathroom. Ample Off Rd Parking To The Elevation & Generous Garden To The Rear. No Chain!



ENTRANCE PORCH

uPVC double glazed windows to both the side and front elevations. uPVC double glazed door to the side allowing access. Tiled flooring.

'L' SHAPED THROUGH LOUNGE DINER 20' 4" x 17' 10", narrowing to 9'8" (6.19m x 5.43m)

'Open fire' set in an attractive surround. Panel radiator. Open turn stairs allowing access to the first floor. Under stairs store cupboard. Low level power points. Ceiling light points. uPVC double glazed windows to both the front and rear elevations. uPVC double glazed window to the side near the stairs.

BREAKFAST KITCHEN 13' 4" x 8' 4" (4.06m x 2.54m)

Selection of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Gas and electric cooker points. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. Timber door to the rear. Part glazed door allowing access to the 'L' shaped through lounge diner.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Loft access point. uPVC double glazed window to the side.

BEDROOM ONE 14' 4" x 9' 0" (4.37m x 2.74m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views over towards the 'playing fields' and 'Congleton Edge' on the horizon.

BEDROOM TWO ('L' Shaped) 14' 2" maximum x 8' 5" (4.31m x 2.56m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM THREE 9' 0" x 5' 8" (2.74m x 1.73m)

Panel radiator. Low level power point. Ceiling light point. Over stairs store cupboard. uPVC double glazed window to the front.

BATHROOM 9' 0" x 5' 6" (2.74m x 1.68m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath. Wall mounted (Baxi) central heating boiler (not tested). Former cylinder cupboard with slatted shelves. Ceiling light point. uPVC double glazed windows to the rear and side elevations.

EXTERNALLY

The property is approached via a wide, pressed concrete, flagged effect driveway allowing ample off road parking. Pedestrian access down one side of the property to the rear.

REAR ELEVATION

The rear has a flagged patio garden over two levels. Timber fencing and block walling forms the boundaries. Large workshop at the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre head South along the 'Biddulph By Pass' towards 'Knypersley'. Turn left at the 2nd roundabout onto 'St Johns' Road. Proceed to the roundabout and turn right onto 'Church Road', continue towards the top and turn third right onto 'Church Close', continue for a short distance and turn left to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.

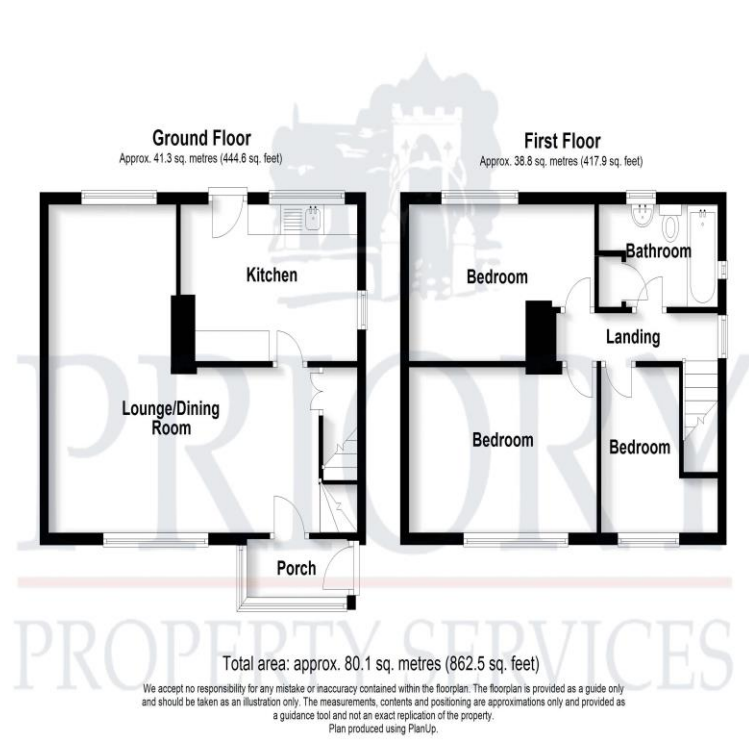


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

HM Government

106, Church Close, Biddulph, STOKE-ON-TRENT, ST8 6NA

Dwelling type: Semi-detached house Reference number: 2528-2969-7260-6608-9920
 Date of assessment: 22 October 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 October 2018 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,967
Over 3 years you could save	£ 1,044

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 165 over 3 years	You could save £ 1,044 over 3 years
Heating	£ 2,307 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 333 over 3 years	£ 201 over 3 years	
Totals	£ 2,967	£ 1,923	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		84	C
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 156
2 Low energy lighting for all fixed outlets	£55	£ 135
3 Heating controls (room thermostat)	£350 - £450	£ 252

See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.